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**Z-2296**  
**DANNY T. & LINDA D. AKRIDGE**  
**R1 to GB**

**STAFF REPORT**  
**June 15, 2006**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioners, represented by C&S Engineering, are requesting rezoning of one lot to add retail auto sales (SIC 5500) to an already existing auto repair shop located at 2136 South Beck Lane in Lafayette, Fairfield 31 (NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

This site was the subject of a rezone petition in 1979 to the I district for a woodworking shop (Z-915). Land included with this request was inadvertently rezoned to I3 with the adoption of NUZO and the transitional zoning maps. It is currently zoned R1 and took on that zoning classification in 2002 when the same petitioners rezoned the property from I3 (Z-2099). This lot was originally part of a larger R1 zoning district that encompassed nearly all of the land within the triangle formed by Old Romney Road, South Beck Lane and Elston Road. Land to the south within the triangle is a mix of R1 and R3 zoning. The original industrial-zoned land immediately across Old Romney Road and South Beck Lane is now zoned I3.

Recent rezones in the area have been for residential uses: in 2004, the Lafayette City Council approved Crosser Commons, a 22-acre planned single-family residential development at the end of Powderhouse Lane which currently remains undeveloped; construction plans have been filed, and developers have ten years to submit final detailed plans (Z-2156). Southridge, LLC successfully rezoned property from I1 to R3 for the Southridge Commons apartments located south of the site (Z-2008). The most recent industrial rezone request in the area, the School Datebooks, Inc. property, was from R3 and amended from I2 to I1 in 1999 (Z-1842).

**AREA LAND USE PATTERNS:**

The site in question currently houses a non-conforming auto repair business. The triangle area and land on its perimeter contains a mix of residential and industrial uses. The American Paving and Asphalt Company is located east of the site. South on Beck Lane is a single family home, built in 2003 according to County Assessor's records. Multi-family developments Elston Point and Southridge Commons as well as a few single-family dwellings occupy the rest of the land within the triangle. Generally, single-family homes exist around the perimeter of the triangle to the south of the site, whereas industrial uses are common to the north.

The former site of School Datebooks, Inc, and St. Mary's Cemetery are west of the site. A former pizza restaurant is located on South Beck Lane at its intersection with Old Romney Road. Heading north, land use becomes increasingly more industrial: the Wabash Avenue

Trash Transfer Station, AmeriGas propane suppliers and the City of Lafayette's Wastewater Treatment plant are all located on Wabash Avenue.

**TRAFFIC AND TRANSPORTATION:**

South Beck Lane is classified as an urban local road in the *Thoroughfare Plan*; Old Romney Road is an urban secondary arterial. Both streets are narrow, paved two-lane roads.

With the addition of retail car sales, the parking requirement would increase to 1 space per 400 square feet of gross floor area relating to sales activity. Additionally, the parking area would need to be paved. Petitioners have not provided staff with a site plan that indicates the amount of office space to be used for retail sales.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

The site in question is served by sanitary utilities.

All required 20' Type C bufferyards would need to be installed where the site abuts R1 zoning to the north and west. I3 zoning abuts to the south end of this lot and no bufferyard would be necessary.

**STAFF COMMENTS:**

While the origin of the auto repair shop is unclear, it has been on this site since at least 1988, based on county directories, and was also the subject of a rezone request in 2002. Petitioners, who are also the current owners, successfully sought a change in zoning classification for this lot and the lot to the west, from I3 to R1 in order to make their single-family home which abuts this site conforming; the residential zoning did not have any impact on the existing auto repair shop. Petitioners are expanding their business to include retail car sales, (SIC 5500) which is only permitted in the GB zone; a rezone would legitimize this long-standing business.

The current building, built in 1920, is situated close to the west lot lines, and within the right-of-way of South Beck Lane. There are no bufferyards currently in place and based on conversations with the Lafayette City Engineer's office, all required 20' bufferyards would have to be installed where the site abuts R1 zoning. There is enough room on site to provide the required number of paved parking spaces.

The *Comprehensive Plan* shows this triangular area bounded by Old Romney Road, Elston, and South Beck Lane as having an industrial future, but that is not the way this area has historically developed. Trends in rezoning requests have been mainly residential and new development has occurred around this established business. The site's current zoning, R1, limits petitioner's non-conforming use of the property: no additional structure can be added to the site, no additional or larger signs can be erected on the property and if it is damaged beyond 50% of the replacement cost, it will no longer be permitted without being brought into conformance (UZO 5-1-2). The general business zoning district will allow petitioners to legally operate their business, add retail sales and will clear up any issues regarding the inappropriateness of this operation, while still protecting neighbors with the required bufferyards.

**STAFF RECOMMENDATION:**

Approval

